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June 21, 2019

Mr. Thomas Mattis, City Manager
 City of Elgin
 310 North Main
 Elgin, Texas 78621

RE: Impact Fee Update

Dear Mr. Mattis:

TRC Engineers, Inc. (TRC) is pleased to present the results from the updated impact fee report. The impact fee was determined by taking into consideration the increased number of water meters, wastewater flows, and population. The City of Elgin updated Comprehensive Plan, prepared by TRC in 2016, was referenced in the impact fee report to predict future populations for both water and sewer.

Below is the proposed updated 2019 maximum impact fee for water and sewer.

TABLE 10
 WATER AND WASTEWATER MAXIMUM IMPACT FEES

UTILITY FACILITY	COST/LUE	CREDIT/LUE	MAXIMUM FEE/LUE
WATER Wells	\$740.47	\$370.24	\$370.24
Treatment	\$3,149.77	\$1,574.88	\$1,574.88
Ground Storage	\$170.84	\$85.42	\$85.42
Elevated Storage	\$264.81	\$132.40	\$132.40
High Service Pumps	\$321.80	\$160.90	\$160.90
Transmission Lines (Wells to WTP)	\$422.38	\$211.19	\$211.19
Transmission Lines (WTP to City)	\$49.10	\$24.55	\$24.55
Transmission Lines (Booster to El. Tank)	\$1,130.86	\$565.43	\$565.43
Distribution	\$1,325.27	\$662.63	\$662.63
Fee Update Cost	\$6.29	\$3.14	\$3.14
TOTAL WATER	\$7,581.59	\$3,790.79	\$3,790.79
SEWER Treatment	\$3,368.96	\$1,684.48	\$1,684.48
Pumping	\$901.78	\$450.89	\$450.89
Major Collection	\$425.77	\$212.88	\$212.88
TOTAL SEWER	\$4,696.50	\$2,348.25	\$2,348.25
GRAND TOTAL	\$12,278.09	\$6,139.05	\$6,139.05

The updated impact fee has increased from the previous 2014 impact fee (shown below). The increase in the impact fee is due to a rise in population and thus creating a demand for additional water and wastewater facilities.

**TABLE 10
 WATER AND WASTEWATER MAXIMUM IMPACT FEES**

UTILITY FACILITY	COST/LUE	CREDIT/LUE	MAXIMUM FEE/LUE
WATER Wells	\$964.09	\$482.05	\$482.05
Treatment	\$2,602.51	\$1,301.25	\$1,301.25
Ground Storage	\$149.82	\$74.91	\$74.91
Elevated Storage	\$169.50	\$84.75	\$84.75
High Service Pumps	\$197.67	\$98.84	\$98.84
Transmission Lines (WTP to City)	\$97.92	\$48.96	\$48.96
Transmission Lines (Booster to El. Tank)	\$979.04	\$489.52	\$489.52
Distribution	\$1,043.94	\$521.97	\$521.97
Fee Update Cost	\$7.10	\$3.55	\$3.55
TOTAL WATER	\$6,211.61	\$3,105.80	\$3,105.80
SEWER Treatment	\$2,377.96	\$1,188.98	\$1,188.98
Pumping	\$551.75	\$275.87	\$275.87
Major Collection	\$327.99	\$163.99	\$163.99
TOTAL SEWER	\$3,257.70	\$1,628.85	\$1,628.85
GRAND TOTAL	\$9,469.30	\$4,734.65	\$4,734.65

The City of Elgin's proposed updated maximum impact fee is similar to its neighboring cities that are experiencing growth as well. The table below shows the water and wastewater impact fees for cities around Elgin.

City	Meter Size	LUE	Water Impact Fee	Wastewater Impact Fee	Total
Elgin*	5/8"x3/4"	1	\$3,790.79	\$6,139.05	\$9,929.84
Aqua **	5/8"x3/4"	1	\$4,450.00	N/A	\$4,450.00
Bastrop***	3/4"	1	\$1,353.00	\$3,554.00	\$4,907.00
Giddings^	3/4"	1	N/A	N/A	N/A
Manor**	5/8"x3/4"	1	\$1,560.00	\$3,200.00	\$4,760.00
Pflugerville**	5/8"x3/4"	1	\$4,241.00	\$2,725.00	\$6,966.00
Round Rock**	5/8"x3/4"	1	\$4,025.00	\$2,099.00	\$6,124.00
Smithville^	3/4"	1	N/A	N/A	N/A
Taylor*	5/8"x3/4"	1	\$5,755.75	\$4,416.71	\$10,172.46
Taylor**	5/8"x3/4"	1	\$1,770.00	\$1,230.00	\$3,000.00

* Maximum Fee per 1 LUE

** Effective Fee Per 1 LUE

*** Maximum and Effective Fee Per 1 LUE

^ No Impact Fee Only Tapping Fee

For further details about the updated impact fee, please see the City's updated impact fee report. If you have any questions, please contact the undersigned at your earliest convenience at (512) 454-8716 or via email at KPerry@trccompanies.com.